

**Sales - Apartment - Estepona**  
**1.390.000€**

**www.arbatestates.com**  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
**info@arbatestates.com**



**Ref.-ID: R4802389**

**Estepona**

**Apartment**

**Community: 6,192 EUR / year**

**IBI: 1,300 EUR / year**

**Rubbish: 124 EUR / year**



**3**



**3**



**185 m2**

Luxurious 3-Bedroom Apartment in Los Granados del Mar We are pleased to present an exceptional apartment in one of the most prestigious complexes on the New Golden Mile – Los Granados del Mar. This three-bedroom, three-bathroom apartment perfectly combines elegance, comfort, and modern amenities. Apartment Features: 3 Bedrooms: Spacious and bright, ideal for family living or guests. 3 Bathrooms: Modern and stylish, providing maximum comfort and convenience. Floor heating throughout the apartment Living Area: 185.45 m² – offering ample space for comfortable living. Terrace Area: 33.54 m² – a splendid space for outdoor relaxation. Total Area: 218.99 m² – an ideal balance between indoor living space and outdoor relaxation area. About Los Granados del Mar: Situated in the picturesque New Golden Mile, the Los Granados del Mar complex offers unrivaled views of the Mediterranean Sea and the highest level of comfort. Residents can enjoy a wealth of luxurious amenities, including: On-site Restaurant: Culinary delights without having to leave the premises. Heated Indoor Pool: For year-round swimming, regardless of the weather. Two Outdoor Pools: Perfect for enjoying sunny days and relaxing. Modern Gym: To maintain an active lifestyle. Turkish Bath and Sauna: For relaxation and wellness. Jacuzzi: For luxurious relaxation and rejuvenation. 24-Hour Security: Ensures your safety and peace of mind. Apartment and Complex Highlights: This apartment not only offers an exceptional quality of life but also access to the complex's luxurious amenities. The stunning location, modern comforts, and high level of security make this apartment an ideal choice for those who value comfort and style.

<b>Setting</b> <ul style="list-style-type: none"><li>✓ Beachfront</li><li>✓ Close To Shops</li><li>✓ Close To Sea</li><li>✓ Close To Town</li><li>✓ Close To Schools</li><li>✓ Urbanisation</li><li>✓ Front Line Beach Complex</li></ul>	<b>Orientation</b> <ul style="list-style-type: none"><li>✓ South West</li></ul>	<b>Condition</b> <ul style="list-style-type: none"><li>✓ Excellent</li></ul>	<b>Pool</b> <ul style="list-style-type: none"><li>✓ Communal</li><li>✓ Indoor</li><li>✓ Heated</li></ul>	<b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li></ul>	<b>Views</b> <ul style="list-style-type: none"><li>✓ Sea</li><li>✓ Mountain</li><li>✓ Garden</li><li>✓ Pool</li></ul>
<b>Features</b> <ul style="list-style-type: none"><li>✓ Covered Terrace</li><li>✓ Lift</li><li>✓ Private Terrace</li><li>✓ Gym</li><li>✓ Sauna</li><li>✓ Storage Room</li><li>✓ Jacuzzi</li><li>✓ Bar</li><li>✓ 24 Hour Reception</li><li>✓ Restaurant On Site</li></ul>	<b>Furniture</b> <ul style="list-style-type: none"><li>✓ Fully Furnished</li></ul>	<b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Fully Fitted</li></ul>	<b>Garden</b> <ul style="list-style-type: none"><li>✓ Communal</li></ul>	<b>Security</b> <ul style="list-style-type: none"><li>✓ Gated Complex</li><li>✓ 24 Hour Security</li></ul>	<b>Parking</b> <ul style="list-style-type: none"><li>✓ Underground</li><li>✓ Street</li></ul>
<b>Category</b> <ul style="list-style-type: none"><li>✓ Beachfront</li><li>✓ Resale</li></ul>					